143.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	872,900 / 872,900
					USE VALUE:	872,900 / 872,900
					ASSESSED:	872,900 / 872,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDERSON GREG B & NOLA A
Owner 2:	
Owner 3:	
Street 1:	33 COOLIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1929, having primarily Vinyl Exterior and 1555 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6483.000	381,300		491,600	872,900
Total Card	0.149	381,300		491,600	872,900
Total Parcel	0.149	381,300		491,600	872,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 561.35 | /Parcel: 561.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92562

GIS Ref

GIS Ref

Insp Date 04/24/18

!11086!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	381,300	0	6,483.	491,600	872,900		Year end	12/23/2021
2021	101	FV	359,400	0	6,483.	491,600	851,000		Year End Roll	12/10/2020
2020	101	FV	359,500	0	6,483.	491,600	851,100	851,100	Year End Roll	12/18/2019
2019	101	FV	303,400	0	6,483.	460,900	764,300	764,300	Year End Roll	1/3/2019
2018	101	FV	293,500	0	6,483.	381,000	674,500	674,500	Year End Roll	12/20/2017
2017	101	FV	293,500	0	6,483.	350,300	643,800	643,800	Year End Roll	1/3/2017
2016	101	FV	293,500	0	6,483.	319,500	613,000	613,000	Year End	1/4/2016
2015	101	FV	260,500	0	6,483.	313,400	573,900	573,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:52:46

LAST REV

Date	Time
12/09/20	14:41:55
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11086

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17599-225		11/1/1986		60,000	No	No		A

USER DEFINED

Prior Id # 1:	92562
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2020	1245	Solar Pa	12,000	C				
7/14/2009	581	Porch	5,600					
2/10/2009	84	Addition	47,000			G10	GR FY10	13X17 SUNROOM ON P
5/8/2006	348	Re-Roof	6,000					
8/9/1999	516	Alterati	25,000					KITCHEN CHANGE-OUT

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	Meas/Inspect	BS	Barbara S
11/8/2008	Meas/Inspect	201	PATRIOT
4/20/2000	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/15/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6483		Sq. Ft.	Site		0	80.	0.95	9									491,593						491,600	

Total AC/HA:	0.14883	Total SF/SM:	6483	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	491,593	Spl Credit		Total:	491,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32524109
Const Adj.:	0.98990101
Adj $ / SQ:	177.101
Other Features:	85796
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468474
Depreciation:	87136
Depreciated Total:	381338

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB	

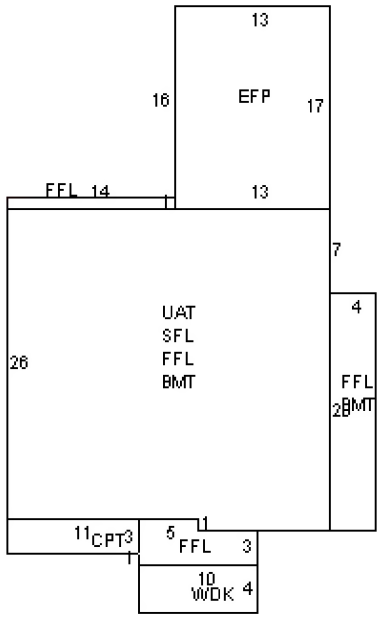
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:	1.00		Before Depr:	194.81	
Special Features:	0		Val/Su Net:	135.21	
Final Total:	381300		Val/Su SzAd	245.21	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	842	177.100	149,119
BMT	Basement	793	53.130	42,132
SFL	Second Floor	713	177.100	126,273
EFP	Enclos Porch	221	39.140	8,651
UAT	Upper Attic	178	70.840	12,627
WDK	Deck	40	15.840	634
CPT	Carport	33	19.800	653
	Net Sketched Area:	2,820	Total:	340,089
Size Ad	1555	Gross Area	3355	FinArea	1555

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	FR	1980	0.00	T	39	101						

More: N	Total Yard Items:		Total Special Featues:		Total: